

# **HARMONY GROVE VILLAGE SOUTH**

## **APPENDIX O**

### **PROJECT FACILITY AVAILABILITY FORMS**

*for the*

### **DRAFT FINAL ENVIRONMENTAL IMPACT REPORT**

PDS2015-GPA-15-002

PDS2015-SP-15-002

PDS-REZ-15-003

PDS2018-TM-5626

PDS2015-MUP-15-008

Log No.: PDS2015-ER-15-08-006

MAY 2018

*Prepared for:*

**COUNTY OF SAN DIEGO**

**PLANNING & DEVELOPMENT SERVICES**

**5510 OVERLAND AVENUE, SUITE 310**

**SAN DIEGO, CALIFORNIA 92123**

## PROJECT FACILITY AVAILABILITY FORMS INFORMATION FOR THE READER

Project Facility Availability Forms (PFAFs) for water, sewer, fire and schools services were all updated in 2018 and are included in this appendix.





County of San Diego, Planning & Development Services  
**PROJECT FACILITY AVAILABILITY - FIRE**  
**ZONING DIVISION**

Please type or use pen

RCS Harmony Partners, LLC c/o David Kovach (619) 930-5435

Owner's Name Phone

2305 Historic Decatur Road, Suite 100

Owner's Mailing Address Street

San Diego CA 92106

City State Zip

ORG \_\_\_\_\_

ACCT \_\_\_\_\_

ACT \_\_\_\_\_

TASK \_\_\_\_\_

DATE \_\_\_\_\_

AMT \$ \_\_\_\_\_

DISTRICT CASHIER'S USE ONLY

F

**SECTION 1. PROJECT DESCRIPTION**

**TO BE COMPLETED BY APPLICANT**

- A. ☒ Major Subdivision (TM) ☒ Specific Plan or Specific Plan Amendment  
☐ Minor Subdivision (TPM) ☐ Certificate of Compliance:  
☒ Boundary Adjustment  
☒ Rezone (Reclassification) from A70 & RR to S88 zone.  
☐ Major Use Permit (MUP), purpose:  
☐ Time Extension...Case No.  
☐ Expired Map...Case No.  
☒ Other GPA from SR0.5 to VR10.9 and SR0.5

Assessor's Parcel Number(s)  
(Add extra if necessary)

235-011-06

238-021-08

238-021-09

238-021-10

- B. ☒ Residential ..... Total number of dwelling units 453

☐ Commercial ..... Gross floor area

☐ Industrial ..... Gross floor area

☐ Other ..... Gross floor area

- C. Total Project acreage 111 Total lots ..... Smallest proposed lot .....

Thomas Guide. Page 1129 Grid C7

Project address Street

Community Planning Area/Subregion Zip

OWNER/APPLICANT AGREES TO COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: [Signature] Date: 03/02/2018

Address: SAME AS ABOVE Phone: SAME AS ABOVE

(On completion of above, present to the district that provides fire protection to complete Section 2 and 3 below.)

**SECTION 2: FACILITY AVAILABILITY**

**TO BE COMPLETED BY DISTRICT**

District Name: Rancho Santa Fe Fire Protection District

Indicate the location and distance of the primary fire station that will serve the proposed project:

2604 Overlook Point Dr., Rancho Santa Fe 16 miles

- A. ☒ Project is in the District and eligible for service.  
☐ Project is not in the District but is within its Sphere of Influence boundary, owner must apply for annexation.  
☐ Project is not in the District and not within its Sphere of Influence boundary.  
☐ Project is not located entirely within the District and a potential boundary issue exists with the \_\_\_\_\_ District.
- B. ☒ Based on the capacity and capability of the District's existing and planned facilities, fire protection facilities are currently adequate or will be adequate to serve the proposed project. The expected emergency travel time to the proposed project is 2 minutes.
- ☐ Fire protection facilities are not expected to be adequate to serve the proposed development within the next five years.
- C. ☒ District conditions are attached. Number of sheets attached: 2.  
☐ District will submit conditions at a later date.

**SECTION 3. FUELBREAK REQUIREMENTS**

**Note: The fuelbreak requirements prescribed by the fire district for the proposed project do not authorize any clearing prior to project approval by Planning & Development Services.**

- ☒ Within the proposed project 100' feet of clearing will be required around all structures.  
☒ The proposed project is located in a hazardous wildland fire area, and additional fuelbreak requirements may apply. Environmental mitigation requirements should be coordinated with the fire district to ensure that these requirements will not pose fire hazards.

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Authorized Signature: [Signature] Print Name and Title: Melanie Denny Fire Marshal Phone: 951-756-6007 Date: 3/26/18

On completion of Section 2 and 3 by the District, applicant is to submit this form with application to:  
Planning & Development Services - Zoning Counter, 5510 Overland Ave, Suite 110, San Diego, CA 92123



MARK WARDLAW  
*Director*

**County of San Diego**  
**PLANNING & DEVELOPMENT SERVICES**

DARREN GRETLER  
*Assistant Director*

5510 OVERLAND AVENUE, SUITE 110, SAN DIEGO, CALIFORNIA 92123  
INFORMATION (858) 694-2960  
TOLL FREE (800) 411-0017  
[www.sdcountry.ca.gov/pds](http://www.sdcountry.ca.gov/pds)

## LAW ENFORCEMENT SERVICES

**PDS2015-MUP-15-008**

***Case Number***

**Harmony Grove Village South**

***Project Name***

Planning and Development Services (PDS) is responsible for processing projects in accordance with all applicable policies, ordinances, and regulations. When reviewing a discretionary project, the Department is charged with determining if adequate law enforcement services are or will be available to the project concurrent with need and if new or expanded law enforcement facilities are needed as a result of the subject project or as a result of the cumulative projects in the vicinity. The adequacy of law enforcement services is determined by considering the project's consistency with the Safety Element of the San Diego County General Plan (Law Enforcement). Policy S12-1 of the Law Enforcement Section speaks to coordinating new law enforcement facilities and services with new development in ways that sustain the provision of comprehensive services at levels consistent with substantially similar areas of the County. The issue with respect to the California Environmental Quality Act (CEQA) is whether the project alone, or cumulatively, generates the need for new or physically altered law enforcement facilities. CEQA requires the environmental impacts associated with the provision of new or altered facilities to be analyzed.

To assist the PDS in evaluating a project's compliance with the Safety Element and determining the project's environmental impacts, please provide answers questions 1-7 below:

- 1) The project is within the Sheriff's San Marcos command area.
- 2) The existing facility within the command area is 453 dwellings in 229 structures and approximately 5,000 SF of commercial use in the "Center House."
- 3) Estimated population in the command area is 92,929 (US Census).
- 4) Number of sworn personnel currently serving in the command area is 91.
- 5) The project will result in the need for No additional sworn personnel.
- 6) If additional staff is needed, would this necessitate new or expanded facilities?  
Please circle YES or **NO** and provide a written explanation supporting the response.

- 7) Provide any recommendations on design criteria and/or comments relative to other law enforcement concerns specific to the project.

To assist the Sheriff's Department with this request, PDS has attached:

- A vicinity map and a project plan/map
- A brief project description, including pertinent raw data (e.g., the total number of residential units, the estimated population at buildout, the total square footage and type of commercial or industrial activity, traffic counts, etc.)
- Information (if any) regarding the proposed use that may have implications for law enforcement. For example, will the project generate hazardous materials, or does it involve the manufacture or distribution of controlled substances?

Please review the attached information and complete and return this form to PDS, Sami Real, no later than \_\_\_\_\_ (21 days) along with any other supplemental information that would be helpful in evaluating the project's impacts on law enforcement services and facilities.

If you have any questions regarding this request or need additional information, please contact Sami Real, Chief with the Planning and Development Services, at (858) 694-3722.

#### DESIGN RECOMMENDATIONS:

- Provide adequate light for nighttime use of paths to and from the entrances and exits of buildings, and throughout the project or neighborhood.
- Make entrances clearly visible to patrols and the public.
- The Sheriff's Crime Prevention Unit is available for design and development consultation throughout the project.





County of San Diego, Planning & Development Services  
**PROJECT FACILITY AVAILABILITY - SCHOOL**  
**ZONING DIVISION**

*Please type or use pen*  
(Two forms are needed if project is to be served by separate school districts)

RCS Harmony Partners, LLC c/o David Kovach (619) 930-5435

Owner's Name \_\_\_\_\_ Phone \_\_\_\_\_

2305 Historic Decatur Road, Suite 100

Owner's Mailing Address \_\_\_\_\_ Street \_\_\_\_\_

San Diego CA 92106

City State Zip

ORG \_\_\_\_\_

ACCT \_\_\_\_\_

ACT \_\_\_\_\_

TASK \_\_\_\_\_

DATE \_\_\_\_\_

ELEMENTARY \_\_\_\_\_

HIGH SCHOOL \_\_\_\_\_

UNIFIED \_\_\_\_\_

**Sc**

DISTRICT CASHIER'S USE ONLY

**SECTION 1. PROJECT DESCRIPTION** **TO BE COMPLETED BY APPLICANT**

A. **LEGISLATIVE ACT**

☒ Rezones changing Use Regulations or Development Regulations

☒ General Plan Amendment

☒ Specific Plan

☐ Specific Plan Amendment

B. **DEVELOPMENT PROJECT**

☐ Rezones changing Special Area or Neighborhood Regulations

☒ Major Subdivision (TM)

☐ Minor Subdivision (TPM)

☐ Boundary Adjustment

☐ Major Use Permit (MUP), purpose: \_\_\_\_\_

☐ Time Extension...Case No. \_\_\_\_\_

☐ Expired Map...Case No. \_\_\_\_\_

☐ Other \_\_\_\_\_

C. ☒ Residential ..... Total number of dwelling units 453

☐ Commercial ..... Gross floor area \_\_\_\_\_

☐ Industrial ..... Gross floor area \_\_\_\_\_

☐ Other ..... Gross floor area \_\_\_\_\_

D. ☐ Total Project acreage 111 Total number lots \_\_\_\_\_

Assessor's Parcel Number(s)  
(Add extra if necessary)

235-011-06	
238-021-08	
238-021-09	
238-021-10	

Thomas Guide Page 1129 Grid C7

South of Harmony Grove Road and East of Country Club Drive

Project address \_\_\_\_\_ Street \_\_\_\_\_

San Dieguito Community Plan/Harmony Grove 92029

Community Planning Area/Subregion \_\_\_\_\_ Zip \_\_\_\_\_

Applicant's Signature: [Signature] Date: 03/02/2018

Address: 2305 Historic Decatur Road, Suite 100 San Diego, CA 92106 Phone: (619) 930-5435

(On completion of above, present to the district that provides school protection to complete Section 2 below.)

**SECTION 2: FACILITY AVAILABILITY** **TO BE COMPLETED BY DISTRICT**

ESCONDIDO UNION SCHOOL DISTRICT

If not in a unified district, which elementary or high school district must also fill out a form?

District Name: \_\_\_\_\_

ESCONDIDO UNION HIGH

Indicate the location and distance of proposed schools of attendance.

Elementary: BERNARDO miles: 4.7

Junior/Middle: DEL DIOS ACADEMY OF ARTS & SCIENSE miles: 2.9

High school: \_\_\_\_\_ miles: \_\_\_\_\_

☒ This project will result in the overcrowding of the ☒ elementary ☒ junior/school ☐ high school. (Check)

☒ Fees will be levied or land will be dedicated in accordance with Education Code Section 17620 prior to the issuance of building permits.

☒ Project is located entirely within the district and is eligible for service.

☐ The project is not located entirely within the district and a potential boundary issue may exist with the \_\_\_\_\_ school district.

Cindy Kroon

Authorized Signature \_\_\_\_\_

Administrative Analyst

Print Title \_\_\_\_\_

Cindy Kroon

Print Name \_\_\_\_\_

760-432-2195

Phone \_\_\_\_\_

3/7/2018

On completion of Section 2 by the district, applicant is to submit this form with application to:  
Planning & Development Services, Zoning Counter, 5510 Overland Ave. Suite 110 San Diego, CA 92123







County of San Diego, Planning & Development Services  
**PROJECT FACILITY AVAILABILITY - SCHOOL**  
**ZONING DIVISION**

Please type or use pen  
(Two forms are needed if project is to be served by separate school districts)

RCS Harmony Partners, LLC c/o David Kovach (619) 930-5435

Owner's Name \_\_\_\_\_ Phone \_\_\_\_\_

2305 Historic Decatur Road, Suite 100

Owner's Mailing Address \_\_\_\_\_ Street \_\_\_\_\_

San Diego CA 92106

City State Zip

ORG \_\_\_\_\_

ACCT \_\_\_\_\_

ACT \_\_\_\_\_

TASK \_\_\_\_\_

DATE \_\_\_\_\_

ELEMENTARY \_\_\_\_\_

HIGH SCHOOL \_\_\_\_\_

UNIFIED \_\_\_\_\_

**Sc**

DISTRICT CASHIER'S USE ONLY

**SECTION 1. PROJECT DESCRIPTION** **TO BE COMPLETED BY APPLICANT**

A. **LEGISLATIVE ACT**

☒ Rezones changing Use Regulations or Development Regulations

☒ General Plan Amendment

☒ Specific Plan

☐ Specific Plan Amendment

B. **DEVELOPMENT PROJECT**

☐ Rezones changing Special Area or Neighborhood Regulations

☒ Major Subdivision (TM)

☐ Minor Subdivision (TPM)

☐ Boundary Adjustment

☐ Major Use Permit (MUP), purpose: \_\_\_\_\_

☐ Time Extension...Case No. \_\_\_\_\_

☐ Expired Map...Case No. \_\_\_\_\_

☐ Other \_\_\_\_\_

C. ☒ Residential . . . . . Total number of dwelling units 453

☐ Commercial . . . . . Gross floor area \_\_\_\_\_

☐ Industrial . . . . . Gross floor area \_\_\_\_\_

☐ Other . . . . . Gross floor area \_\_\_\_\_

D. ☐ Total Project acreage 111 Total number lots \_\_\_\_\_

Assessor's Parcel Number(s)  
(Add extra if necessary)

235-011-06	
238-021-08	
238-021-09	
238-021-10	

Thomas Guide Page 1129 Grid C7

South of Harmony Grove Road and East of Country Club Drive

Project address \_\_\_\_\_ Street \_\_\_\_\_

San Dieguito Community Plan/Harmony Grove 92029

Community Planning Area/Subregion \_\_\_\_\_ Zip \_\_\_\_\_

Applicant's Signature: \_\_\_\_\_ Date: 03/02/2018

Address: 2305 Historic Decatur Road, Suite 100 San Diego, CA 92106 Phone: (619) 930-5435

(On completion of above, present to the district that provides school protection to complete Section 2 below.)

**SECTION 2: FACILITY AVAILABILITY** **TO BE COMPLETED BY DISTRICT**

If not in a unified district, which elementary or high school district must also fill out a form?

District Name: \_\_\_\_\_

Indicate the location and distance of proposed schools of attendance.

Elementary: \_\_\_\_\_ miles: \_\_\_\_\_

Junior/Middle: \_\_\_\_\_ miles: \_\_\_\_\_

High school: San Pasqual High School miles: \_\_\_\_\_

☒ This project will result in the overcrowding of the ☐ elementary ☐ junior/school ☒ high school. (Check)

☒ Fees will be levied or land will be dedicated in accordance with Education Code Section 17620 prior to the issuance of building permits.

☒ Project is located entirely within the district and is eligible for service.

☐ The project is not located entirely within the district and a potential boundary issue may exist with the \_\_\_\_\_ school district.

Authorized Signature: \_\_\_\_\_ Michael Simonson

Asst. Supt. Business Services

Print Title

Print Name

760-291-3210

Phone

On completion of Section 2 by the district, applicant is to submit this form with application to:  
Planning & Development Services, Zoning Counter, 5510 Overland Ave. Suite 110 San Diego, CA 92123





County of San Diego, Planning & Development Services  
**PROJECT FACILITY AVAILABILITY - SEWER**  
ZONING DIVISION

2018-07

Please type or use pen

RCS Harmony Partners, LLC c/o David Kovach (619) 930-5435

Owner's Name

Phone

2305 Historic Decatur Road, Suite 100

Owner's Mailing Address

Street

San Diego

CA

92106

City

State

Zip

ORG \_\_\_\_\_

ACCT \_\_\_\_\_

ACT \_\_\_\_\_

TASK \_\_\_\_\_

DATE \_\_\_\_\_

DPWWWDPOSSAL

AMT \$ 15<sup>00</sup>

DISTRICT CASHIER'S USE ONLY

S

**SECTION 1. PROJECT DESCRIPTION**

**TO BE COMPLETED BY APPLICANT**

- A. ☒ Major Subdivision (TM) ☐ Certificate of Compliance: \_\_\_\_\_  
☐ Minor Subdivision (TPM) ☐ Boundary Adjustment  
☒ Specific Plan or Specific Plan Amendment  
☒ Rezone (Reclassification) from A70 & RR to S88 zone  
☐ Major Use Permit (MUP), purpose: \_\_\_\_\_  
☐ Time Extension... Case No. \_\_\_\_\_  
☐ Expired Map... Case No. \_\_\_\_\_  
☒ Other GPA from SR0.5 to VR10.9 and SR0.5

Assessor's Parcel Number(s)  
(Add extra if necessary)

235-011-06

238-021-08

238-021-09

238-021-10

- B. ☒ Residential . . . . . Total number of dwelling units 453  
☐ Commercial . . . . . Gross floor area \_\_\_\_\_  
☐ Industrial . . . . . Gross floor area \_\_\_\_\_  
☐ Other . . . . . Gross floor area \_\_\_\_\_

C. Total Project acreage 111 Total lots \_\_\_\_\_ Smallest proposed lot \_\_\_\_\_

- D. Is the project proposing its own wastewater treatment plant? ☒ Yes ☐ No  
Is the project proposing the use of reclaimed water? ☒ Yes ☐ No

Thomas Guide Page 1129 Grid C7

South of Harmony Grove Road and East of Country Club Drive

Project address \_\_\_\_\_ Street \_\_\_\_\_

San Dieguito Community Plan/Harmony Grove 92029

Community Planning Area/Subregion \_\_\_\_\_ Zip \_\_\_\_\_

Owner/Applicant agrees to pay all necessary construction costs and dedicate all district required easements to extend service to the project.  
OWNER/APPLICANT MUST COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: \_\_\_\_\_ Date: 03/02/2018

Address: 2305 Historic Decatur Road, Suite 100 Phone: (619) 930-5435

(On completion of above, present to the district that provides sewer protection to complete Section 2 below.)

**SECTION 2: FACILITY AVAILABILITY**

**TO BE COMPLETED BY DISTRICT**

District name San Diego County Sanitation District

Service area \_\_\_\_\_

- A. ☐ Project is in the District.  
☐ Project is not in the District but is within its Sphere of Influence boundary, owner must apply for annexation.  
☒ Project is not in the District and is not within its Sphere of Influence boundary.  
☐ Project is not located entirely within the District and a potential boundary issue exists with the \_\_\_\_\_ District.

- B. ☒ Facilities to serve the project ☒ ARE ☐ ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the district. Explain in space below or on attached. Number of sheets attached: \_\_\_\_\_

☐ Project will not be served for the following reason(s): \_\_\_\_\_

\* Available subject to attached conditions.

- C. ☐ District conditions are attached. Number of sheets attached: \_\_\_\_\_  
☐ District has specific water reclamation conditions which are attached. Number of sheets attached: \_\_\_\_\_  
☐ District will submit conditions at a later date.

D. ☐ How far will the pipeline(s) have to be extended to serve the project? \_\_\_\_\_

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Jeff Bosvay

Jeff Bosvay, Unit Mgr.

858-694-2711

3/7/18

Authorized Signature

Print Name and Title

Phone

Date

THIS DOCUMENT IS NOT A COMMITMENT OF FACILITIES OR SERVICE BY THE DISTRICT. On completion of Section 2 by the district, applicant is to submit this form with application to: Planning & Development Services, Zoning Counter, 5510 Overland Ave. Suite 110 San Diego, CA 92123



PDS-399S (Rev. 01/05/2017)



## **ATTACHMENT**

Sewer facilities to serve the project may be available subject to the following conditions:

1. Applicant must identify and evaluate all potential sewer service providers/agencies and demonstrate that the San Diego County Sanitation District ("District") is the superior preferred alternative based on economic and operational considerations.
2. Project must be annexed into the District and its Sphere of Influence by the Local Agency Formation Commission (LAFCO) in conformance with the California Government Code.
3. District approval of a project sewer study that addresses, at a minimum, the following elements: estimated sewage generation; identification of all required wastewater collection, treatment/reclamation, and storage facilities; preliminary design and layout of the facilities; identification of all costs associated with on-going maintenance and operation of the facilities; and financial analysis demonstrating how on-going facility costs could be funded by revenue generated from within the project without charging unreasonable fees to customers, as determined by the District.
4. Applicant will be responsible to fund and construct required facilities; to fund all plans, designs, and required studies; to obtain and pay for all necessary regulatory and operational permits; and to pay all costs associated with easement acquisition, annexation into the District, and any necessary agreements/improvements required by other agencies.
5. Applicant will also be responsible for all future conditions that may be placed on the project, including but not limited to: submission of facility plans, construction plans, and permitting plans, all to the satisfaction of the District.
6. Applicant must satisfy all conditions of map approval and improvement agreements, including construction by the developer and acceptance by the District of any necessary on-site or off-site sewerage facilities, property, and easements.



County of San Diego, Planning & Development Services  
**PROJECT FACILITY AVAILABILITY - WATER**  
**ZONING DIVISION**

Please type or use pen

RCS Harmony Partners, LLC c/o David Kovach (619) 930-5435		ORG _____	<b>W</b>
Owner's Name	Phone	ACCT _____	
2305 Historic Decatur Road, Suite 100		ACT _____	
Owner's Mailing Address	Street	TASK _____	
San Diego	CA 92106	DATE _____ AMT \$ _____	
City	State	Zip	DISTRICT CASHIER'S USE ONLY

**SECTION 1. PROJECT DESCRIPTION** **TO BE COMPLETED BY APPLICANT**

A. ☒ Major Subdivision (TM) ☒ Specific Plan or Specific Plan Amendment  
☐ Minor Subdivision (TPM) ☐ Certificate of Compliance: \_\_\_\_\_  
☐ Boundary Adjustment  
☒ Rezone (Reclassification) from A70 & RR to S88 zone.  
☐ Major Use Permit (MUP), purpose: \_\_\_\_\_  
☐ Time Extension... Case No. \_\_\_\_\_  
☐ Expired Map... Case No. \_\_\_\_\_  
☒ Other GPA from SR0.5 to VR10.9 and SR0.5

B. ☒ Residential ..... Total number of dwelling units 453  
☐ Commercial ..... Gross floor area \_\_\_\_\_  
☐ Industrial ..... Gross floor area \_\_\_\_\_  
☐ Other ..... Gross floor area \_\_\_\_\_

C. ☒ Total Project acreage 111 Total number of lots \_\_\_\_\_

D. Is the project proposing the use of groundwater? ☐ Yes ☒ No  
 Is the project proposing the use of reclaimed water? ☒ Yes ☐ No

Assessor's Parcel Number(s)  
 (Add extra if necessary)

235-011-06	
238-021-08	
238-021-09	
238-021-10	

Thomas Guide Page 1129 Grid C7  
 South of Harmony Grove Road and East of Country Club Drive  
 Project address \_\_\_\_\_ Street \_\_\_\_\_  
 San Dieguito Community Plan/Harmony Grove 92029  
 Community Planning Area/Subregion \_\_\_\_\_ Zip \_\_\_\_\_

Owner/Applicant agrees to pay all necessary construction costs, dedicate all district required easements to extend service to the project and  
 COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: [Signature] Date: 03/02/2018  
 Address: 2305 Historic Decatur Road, Suite 100 San Diego, CA 92106 Phone: (619) 930-5435

(On completion of above, present to the district that provides water protection to complete Section 2 below.)

**SECTION 2: FACILITY AVAILABILITY** **TO BE COMPLETED BY DISTRICT**

District Name: Rincon Del Diablo MWD Service area: ID-1

A. ☒ Project is in the district.  
☐ Project is not in the district but is within its Sphere of Influence boundary, owner must apply for annexation.  
☐ Project is not in the district and is not within its Sphere of Influence boundary.  
☐ The project is not located entirely within the district and a potential boundary issue exists with the \_\_\_\_\_ District.

B. ☒ Facilities to serve the project ☒ ARE ☐ ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the district. Explain in space below or on attached \_\_\_\_\_ (Number of sheets) \_\_\_\_\_  
☐ Project will not be served for the following reason(s): \_\_\_\_\_

C. ☐ District conditions are attached. Number of sheets attached: \_\_\_\_\_  
☐ District has specific water reclamation conditions which are attached. Number of sheets attached: \_\_\_\_\_  
☒ District will submit conditions at a later date.

D. ☒ How far will the pipeline(s) have to be extended to serve the project? Subject to analysis

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Authorized Signature: [Signature] Print Name: NICK LUBER  
 Print Title: Senior Engineer Phone: 760 745 5522 Date: 3/7/18

NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF SERVICE OR FACILITIES BY THE DISTRICT  
 On completion of Section 2 and 3 by the District, applicant is to submit this form with application to:  
 Planning & Development Services – Zoning Counter, 5510 Overland Ave, Suite 110, San Diego, CA 92123





**Board of Directors**

Dr. Gregory M. Quist, President  
David A. Drake, Vice President  
Diana L. Towne, Treasurer  
James B. Murtland, Director  
David L. Draper, Director



*A Public Agency Serving the  
Greater Escondido Valley Since 1954*

**General Manager**

Greg Thomas

**Board Secretary**

Thomas Butler

**General Counsel**

Redwine and Sherrill

January 30, 2015

County of San Diego  
Planning & Development Services  
Zoning Counter  
5510 Overland Ave., Ste. 110  
San Diego, CA 92123

Reference: Project Facility Availability – Water  
David Kovach, RCS Harmony Partners, APN 235-011-06, 238-021-08, 09 & 10

Gentlemen:

The above referenced project lies within the Rincon Del Diablo Municipal Water District's (Rincon's) Improvement District 1 (ID 1) service area. At this time, it is eligible to receive water for fire and normal domestic use following completion of the required facilities, in accordance with all District Rules and Regulations.

Please be advised that in response to critical water issues throughout the State, on August 11, 2014, the Board of Directors of Rincon issued a mandatory Level 2 Drought Alert as defined in the Drought Response Plan (Ordinance No. 08-120) and as amended in Resolution No. 14-04. The amended Resolution provides that at this time, Rincon will not suspend consideration of water availability certifications for all commercial projects and residential projects of more than one home, but may consider that action at a later date. If the current drought continues, Rincon may be forced to re-evaluate the Level 2 Drought Alert and impose further restrictions such as the suspension of new potable water availability certifications and rescinding outstanding certifications. Therefore, Rincon will re-evaluate water availability for this project at the time the plans are submitted and we are requested to determine requirements necessary to serve the project. The drought levels in Rincon's Drought Response Plan support those set by our wholesaler, the San Diego County Water Authority.

If you have any questions or require additional information, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Randy Whitmann", with a stylized flourish extending to the right.

Randy Whitmann  
Senior Engineer

**Board of Directors**

David A. Drake, President  
Diana L. Towne, Vice President  
James B. Murtland, Treasurer  
Dr. Gregory M. Quist, Director  
Erin R. Lump, Director



*A Public Agency Serving the  
Greater Escondido Valley Since 1954*

**General Manager**

Greg Thomas

**General Counsel**

Redwine and Sherrill

August 20, 2015

County of San Diego  
Planning & Development Services  
Zoning Counter  
5510 Overland Ave., Ste. 110  
San Diego, CA 92123

Subject: Project Facility Availability – Water  
David Kovach, RCS Harmony Partners, APN 235-011-06, 238-021-08, 09 & 10

As you are aware, the Rincon del Diablo Municipal Water District (Rincon) filled out a Project Water Facility Availability Form for the subject project and included comments via an attached letter dated January 30, 2015 (January letter). Because of the continuing drought conditions, the County has requested that Rincon provide an update to the January letter. This letter, along with the January letter, shall provide our collective comments on the project.

On April 1, 2015, the Governor issued Executive Order B-29-15 proclaiming a continued state of drought emergency and mandated a 25% reduction in water use across the State. He further tasked the State Water Resources Control Board to develop guidance and regulations to obtain the 25% reduction.

The January letter referenced Rincon being in a mandatory Level 2 Drought Alert, where the district was not suspending the installation of new water meters for projects. Since the issuance of the Governor's Order, Rincon remains in a Level 2 Drought Alert but the ordinance has been modified where the availability of meters for projects are to be considered on a case-by-case basis. Therefore, the ability to serve this project will still depend on the drought conditions when the project is submitted for approval and will depend on restrictions placed by our water wholesalers, Metropolitan Water District and the San Diego County Water Authority, and subsequent actions by Rincon's Board of Directors.

We appreciate the opportunity to update our comments. If you have any questions or require additional information, please call.

Sincerely,



Randy Whitmann, Senior Engineer